



## 199 LISSON GROVE

LONDON, NW8

£565,000  
LEASEHOLD

A modern 2 bedroom 2 bathroom apartment with lift in a secure, well maintained building located between St Johns Wood and Marylebone. Residents benefit from a concierge and easy access to many local amenities, being in the heart of Central London.

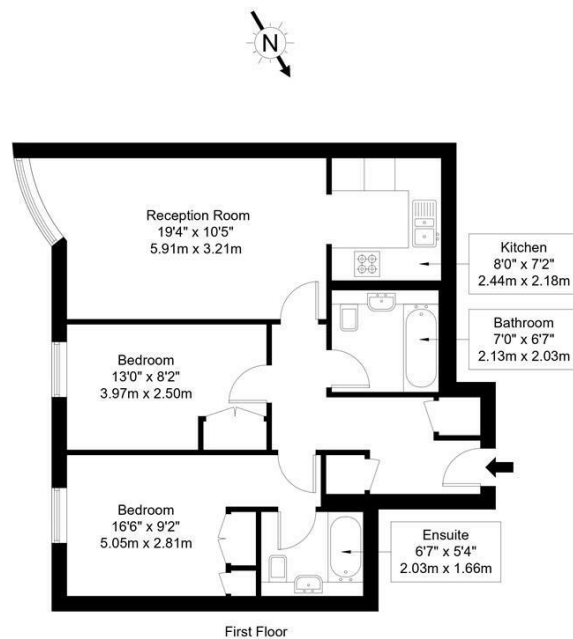
The apartment is tastefully presented throughout and comprises of a large reception room, fully fitted kitchen, 2 double bedrooms with an en-suite to the master, family bathroom offering ample living space.

Conveniently located for St Johns Wood, Marylebone and Regents Park. Excellent transport links from Marylebone station served by the London underground and National Rail.

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# Lisson Grove, NW8 8HZ

Approx Gross Internal Area = 64.01 sq m / 689 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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